



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 10/15/2008

Agenda Placement: 8A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: John McDowell for Hillary Gitelman - Director
Conservation, Development & Planning
REPORT BY: LINDA STCLAIRE, PLANNER II - 707.299.1348
SUBJECT: Spelletich Winery Production Facility

RECOMMENDATION

BARBARA SPELLETICH / SPELLETICH FAMILY CELLARS / USE PERMIT MAJOR MODIFICATION REQUEST #P08-00475-UP

CEQA Status: Categorically Exempt, Section 15301(a), Existing Facilities. (Class 1).

Request: Approval to Use Permit #P08-00475-UP to: (1) establish a 60,000 gallon per year wine production facility utilizing 7,300 sq ft in an existing 34,000 sq. ft. building, (in accordance with submitted plans dated July 14, 2008) with; 2) two full-time and two part- time employees (3) eight parking spaces and (4) no visitation or marketing is proposed. The project is located off a private driveway on a 2.22 acre parcel on the south side of Gateway Road West approximately one tenth of a mile northwest of its intersection with State Highway 29 within an IP:AC (Industrial Park: Airport Compatibility Combination) overlay zoning district. (Assessor's Parcel #: 057-210-045) 425 Gateway Road West, Napa.

Staff Recommendation: Adopt categorical exemption and approve project as proposed with conditions of approval.

Staff Contact: Linda St. Claire 299.1348, lstclair@co.napa.ca.us

EXECUTIVE SUMMARY

Proposed Action:

1. That the Planning Commission find Use Permit P08-00475 Categorical Exempt from the provisions of CEQA and the Napa County Local Procedures for Implementing the California Environmental Quality Act.

2. That the Planning Commission approve Use Permit P08-00475 based on findings 2-6 of Exhibit A and subject to the recommended conditions of approval (Exhibit B).

Discussion:

The Spelletich Winery project consists of establishing a 60,000 gallon per year wine production facility utilizing 7,300 sq. ft. in a recently completed 34,000 sq. ft. multi-tenant industrial building located in the Napa Gateway portion of the Airport Industrial Area. The project includes two full-time and two part-time employees and eight parking spaces. The project is solely a production facility with no visitation or marketing proposed. Wine storage, barrel aging, bottling, and other winery-related activities are allowed under the overall use permit adopted for the project site. Because the applicant wished to also crush and ferment grapes into wine at the facility, a use permit is required. Staff supports grant of the use permit subject to proposed conditions of approval.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: Categorical Exemption Class 1: It has been determined that this type of project does not have a significant effect on the environment and is exempt from the California Environmental Quality Act. [See Class 1 ("Existing Facilities") which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301; see also Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B.]

BACKGROUND AND DISCUSSION

Owner: Barbara Spelletich

Winery Applicant/Representative: John Ward

Zoning: IP:AC (Industrial Park: Airport Compatibility Combination)

General Plan Designation: Industrial

Filed: July 22, 2008

Declared Complete: August 23, 2008

Proposed Building size: Total winery square footage: 7,300 sq. ft. in an existing 34,000 sq. ft. building.

Proposed Production capacity: 60,000 gallons per year

Proposed Marketing: No marketing proposed.

Proposed Visitation: No visitation proposed.

Number of employees: 2 FT, 2 PT

Hours of operation: 7 a.m. - 7 p.m.

Parking: There are a total of 67 spaces available to all tenants of the building. Ten spaces are set aside for this project and the applicant believes they will only need to utilize eight.

Adjacent Zoning / Land Use:

North: Industrial - A 2.83 acre developed parcel containing offices owned by the Creekside Gateway Business Partners LLC.

South: Industrial - A 3.33 acre developed parcel containing offices owned by Napa Lot 11 LLC.

East: Industrial - A 2.17 acre parcel containing a light industrial wine storage warehouse owned by Safe Harbor Partners LLC.

West: Industrial - A 1.25 acre vacant parcel owned by IBEW Union Holding Company and a 1.43 acre developed parcel containing offices owned by John Merritt and Elaine Bell.

Property History:

1983: Applicant was issued a use permit by the City of Napa Planning Commission to establish a winery and tasting room located in an industrial building at 880 Vallejo Street. The owner of the building has not renewed the tenants leases and therefore the applicant has need for a replacement winery space (Resolution attached).

1986: the Airport Industrial Area Specific Plan was adopted to set forth detailed land use policies for the industrial area near Napa County Airport and represent the largest urbanized area (non-agricultural) are in the unincorporated county.

2006: The Planning Commission approved use permit P06-0205 in October 2006 for Phez light industrial building and commercial condominiums (tentative map P06-01248). Project construction was completed in 2007, but most of the tenant spaces have yet to be occupied. The tentative map has not yet been recorded, but this is not necessary in order to allow individual tenants to occupy space.

Code Compliance History:

The project was completed in 2007. There are no records of code violations.

Discussion Points:

1. Production-Only Facility - The Spelletich Winery production facility does not include a marketing plan nor tours and tastings. Like other winery production facilities in the Industrial Park they will be storing barrels up to 3 years until bottling occurs. A Use Permit is necessary to allow for crushing and fermentation. A small crush pad will be located inside the building located between the barrel storage and the fermentation tanks, in addition to barrel and case goods storage, and fermenting tanks. There are 856 sq. ft. of office area, and no areas suitable for tours and tastings.

2. Winery Appearance - The winery will be located at the rear of the recently completed Phez multi-tenant industrial building. This building features a "flex space" design allowing tenants to occupy varying amounts of the building based on their individual needs. In this case, the winery tenant will occupy 6 flex spaces at the rear of the building creating a 7,300 sq. ft. rectangular tenant space. The overall building is rather typical for a mixed use, light

industrial building, and it meets the design requirements of the industrial park. The Commission has previously commented that winery projects in the industrial park should be held to a high design standard in keeping with General Plan policy that Napa wineries convey an appearance of quality and permanence. Staff believes the current project does not trigger the need of any design improvements to the building exterior for the following reasons. First, the winery is a production-only facility with no winery guest visitation. It will therefore function in a very similar fashion to the numerous non-winery, but wine-related uses that dominate the park, such as barrel aging warehouses and bottling/shipping warehouses. Second, the tenant space is located away from the public street and surrounded by existing buildings such that any architectural improvements would be difficult to see from most public vantage points and therefore be of little or no benefit.

3. Signage - Two wall-mounted signs are proposed. The first is located on the east side of the building and the other on the west side of the building directly over the two office entrances 19 feet in height and two feet in width. The applicant is also proposing two logos on the south (rear) of the building. Staff does not recommend approval of the logos.

4. Equipment Storage: An new outdoor area on the south side of the building will contain a glycol tank, a chiller tank and two hold and haul tanks. East Bay Municipal Utilities District, through a contract with the applicant, will dispose of the waste four times a year and more often as necessary during crush. The tanks range in height from 6 feet to 8 feet and will be screened by a solid fence and existing vegetation.

Consistency With Standards:

1. Zoning - IP:AC (Industrial Park: Airport Compatibility Combination) allowed per Napa County Ordinance: 18.40.020 Para. B5.

2. Building and Fire Department: No special alterations are necessary to the existing building to accommodate this project.

3. Public Works: All public and private site improvements were completed with the original building permit.

4. Environmental Management and Napa Sanitation District: To reduce sewage costs the project proposes to dispose of domestic waste through the Napa Sanitation District and winery process wastewater through East Bay MUD utilizing a hold and haul system of tanks.

5. City of American Canyon: The City of American Canyon reaffirmed that a new Will Serve letter will not be required for this project and the applicant has proposed to stay within the water use limits established by the city for the overall development set forth in the Will Serve letter dated April 11, 2006.

SUPPORTING DOCUMENTS

A . Exhibit A Findings

B . Exhibit B Proposed Conditions of Approval

C . Department Comments

D . American Canyon Will Serve letter

E . Napa Sanitation District Will Serve Letter

F . Application Submittal

G . City of Napa Winery Use Permit Resolution

H . Graphics

Napa County Planning Commission: Approve

Reviewed By: John McDowell